HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Barrie CMA

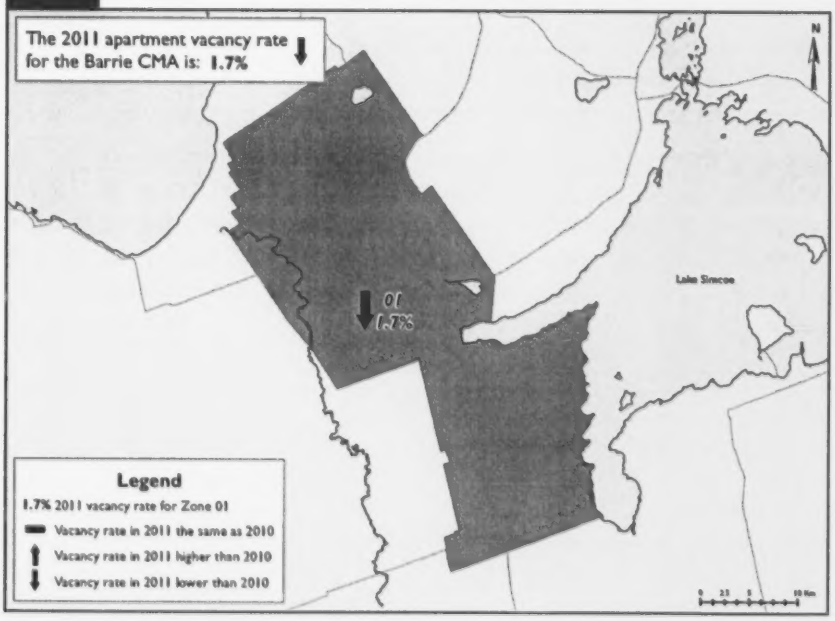
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2011

Highlights

- Barrie's vacancy rate declined from 3.4 per cent in October 2010 to 1.7 per cent in October 2011.
- In 2012, the vacancy rate will ease slightly from the level reached in 2011 as fewer renters will move to home ownership and no new supply is expected.
- With the market remaining fairly tight, the average rent will increase significantly in 2012.

Figure 1


The 2011 apartment vacancy rate for the Barrie CMA is: 1.7%
N
Lake Simcoe
01
1.7%
Legend
1.7% 2011 vacancy rate for Zone 01
Vacancy rate in 2011 the same as 2010
Vacancy rate in 2011 higher than 2010
Vacancy rate in 2011 lower than 2010

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Purpose Built Rental Market

The overall vacancy rate fell significantly from October 2010. Currently, the vacancy rate is the lowest it has been since 2007. The overall rental universe did not change very much from October 2010, so the vacancy rate decline was due mainly to stronger demand. The vast majority of rental units have two bedrooms units, a characteristic which appeals to the majority of renters in Barrie. One and two bedroom units had the biggest drop in vacancy rate.

Overall, the availability rate decreased significantly from October of last year, affecting one and two bedroom units in a similar way. With fewer vacancies, tenants considering a local move had less choice. Consequently, fewer gave notice to move out, causing the availability rate to decline.

Factors driving the vacancy rate lower

Why the significant decrease to the vacancy rate? The story over the last few years has been a very strong movement of renters to homeownership which exerted upward pressure on the rate, particularly in 2009. Many potential first-time buyers brought forward their purchases into late 2009 and early 2010 in anticipation of higher mortgage rates expected later in 2010. With most first time buyer demand satisfied, vacancy rates moved lower in both 2010 and 2011. MLS® sales remained stable in 2011, but repeat buyers increased their share of total activity.

Another factor in play in 2011 was the demographic situation in Barrie. There was strong increase in the number of people aged between 20 and 24 who have a high propensity to rent. Some of these people moved out of the parent's home and started renting. Stronger employment among those aged 15 to 24 in Barrie this past year further induced household formation, increasing demand for rental.

Student rental is another reason for the lower vacancy rate in Barrie.

The education sector has seen significant growth since the recession. Employment growth in the sector has been quite strong and enrolment at the local community college has expanded. The increased educational services have attracted students and these people, usually because of their non-permanent stays in the region, will rent.

Figure 2

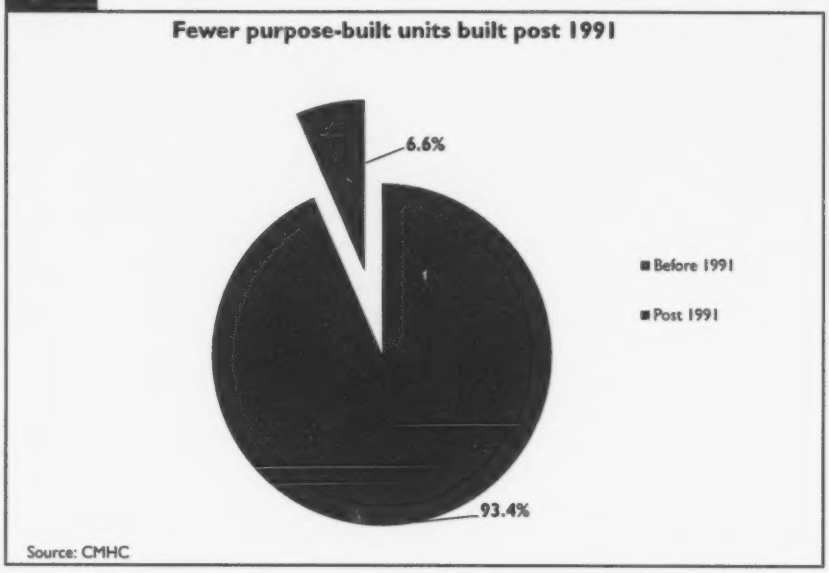
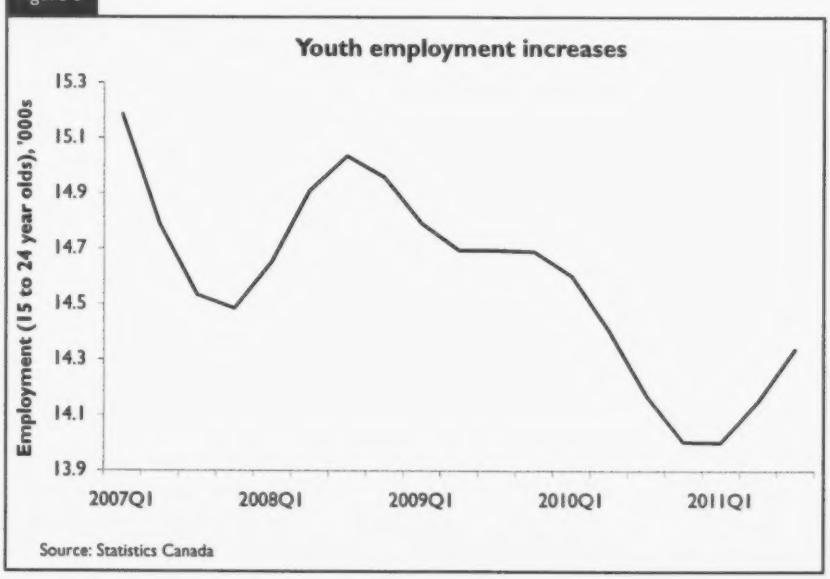


Figure 3



Finally no new units were added to the rental stock in the past year. The small increase in the universe reflects a variety of changes, including the reinstatement of buildings which had been temporarily removed for renovations. An increase in the supply of publicly-initiated rental units could have put some upward pressure on the vacancy rate, so the decrease in the vacancy rate reflects a relatively strong increase in demand.

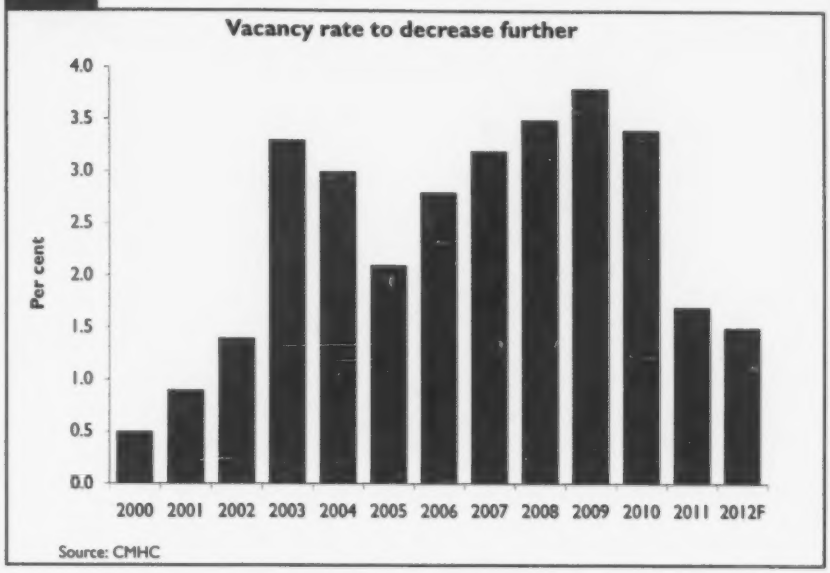
Rents move higher in 2011

Looking at the fixed-sample average rent increase, the average rent for the overall market increased by 2.8 per cent which is above the allowable provincial limit. The maximum amount the province allows rents to increase was set at less than one per cent in 2011. According to the regulation, the rent can increase for a unit by more than the guideline when an old tenant moves out and a new one moves in. Additionally, structures that were built after November 1st, 1991 are not subject to rent controls. Although this is not a big portion of the Barrie CMA rental supply, since less than seven per cent of all purpose-built rental structures were finished in 1991 or after, trends in these buildings did contribute the overall rent increase. Vacancies in these buildings were down sharply and average rents were up. However, turnover in the older buildings was the main factor in the overall rent increase.

Secondary Rental Market

The secondary rental market comprises about two-thirds of the overall rental market in Barrie. The average rent in the secondary market

Figure 4



did not change from October 2010 on a statistically significant basis. Secondary suites remain a smaller, more affordable part of the secondary rental market.

Semi, row and duplex units were the segments in the secondary market to experience statistically significant rent increases. Starts of rows are up significantly, indicating demand has shifted towards these housing types. The stronger demand supported the increase in rents for these units. Following the increase, row units were effectively rented out at the same rent as single-detached homes in 2011.

Rental Market Forecast

Employment growth will slow in 2012. Although mortgage rates will remain fairly flat, uncertainty about job security will keep many potential first-time buyers in the rental market. Growth in rental demand from the growing 20-24 year old age group will more than offset the continued slow movement to homeownership. In addition, no new rental accommodation is under construction. As such, no new supply is expected for 2012 to exert any further upward pressure on the vacancy rate. Consequently, the vacancy rate will further ease in 2012 to 1.5 per cent.

The Rent Review guideline for 2012 has been set at 3.1 per cent. While rental demand will remain firm in 2012, fewer units are expected to turn over. Consequently the average rent increase will remain essentially unchanged from 2011 and come close to the provincial rent review guideline.

National Vacancy Rate Decreased in October 2011

The average rental apartment vacancy rate in Canada's 35 major centres[1] decreased to 2.2 per cent in October 2011 from 2.6 in October 2010. Immigration and increased employment in the under 25 years age group have been factors supporting demand for rental units.

The major centres with the lowest vacancy rates in October 2011 were Regina, (0.6 per cent), Winnipeg, Kingston and Guelph (1.1 per cent), and St. John's (1.3 per cent). The major centres with the highest vacancy rates were Windsor (8.1 per cent), Abbotsford (6.7 per cent), Saint John (5.9 per cent), Sherbrooke (4.7 per cent), and Moncton (4.3 per cent).

The Canadian average two-bedroom rent was up from $860 in October 2010 to $883 in October 2011. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,237), Toronto ($1,149), Ottawa ($1,086), Calgary ($1,084), Victoria ($1,045), Edmonton ($1,034) and Barrie ($1,001). The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($547), Saguenay ($557), and Sherbrooke ($577).

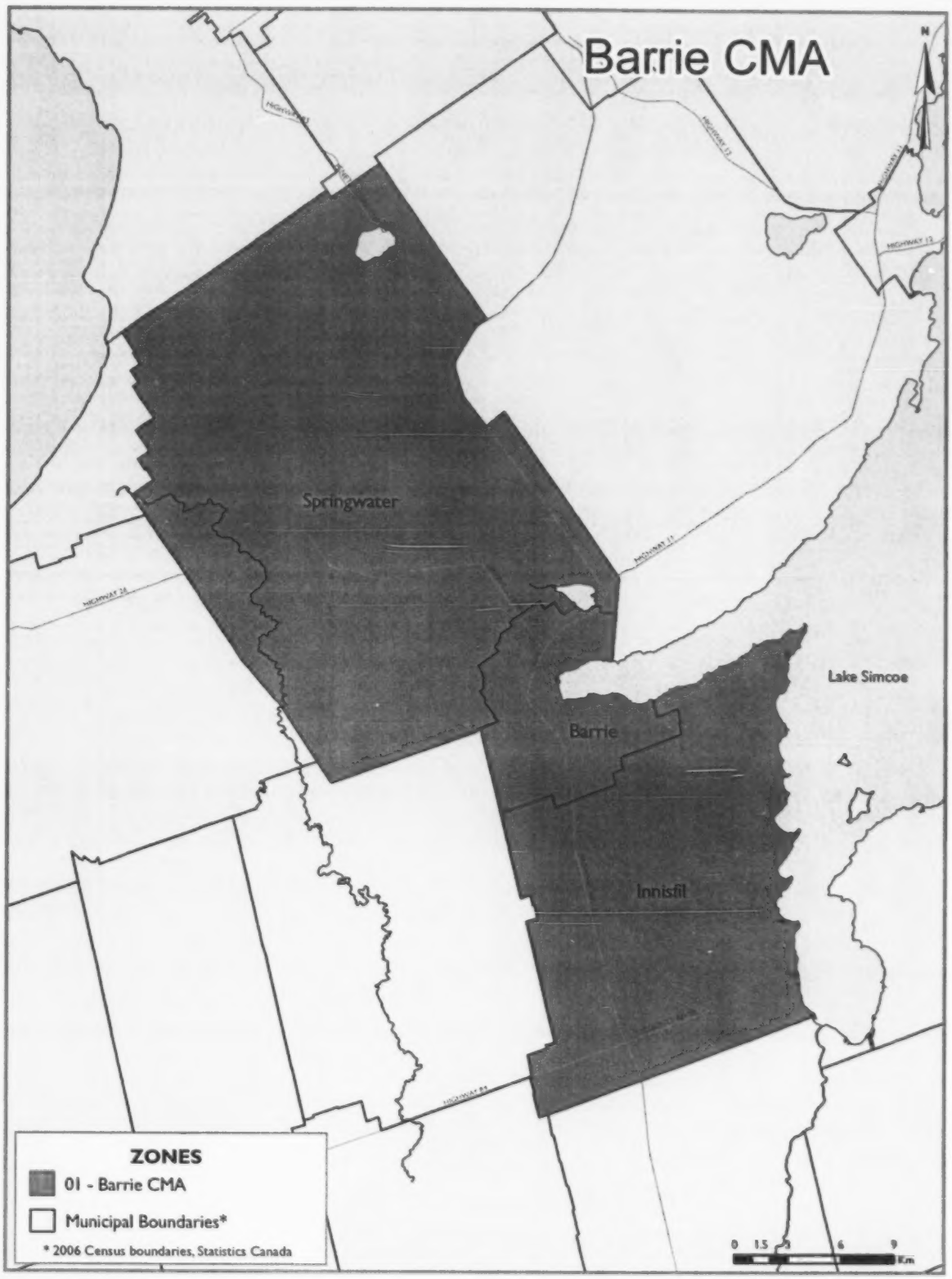
Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.2 per cent between October 2010 and October 2011, a similar pace of rent increase to what was observed between October 2009 and October 2010 (2.4 per cent) and roughly in line with inflation (2.9 per cent).

CMHC's October 2011 Rental Market Survey also covers condominium apartments offered for rent in Victoria, Vancouver, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal, and Québec. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 7 of the 11 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.4 per cent), Regina (0.6 per cent), and Vancouver (0.9 per cent). The highest vacancy rates for rental condominium apartments occurred in Calgary (5.7 per cent), Edmonton (3.7 per cent), and Montréal (2.8 per cent).

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2010	Oct. 2011
Abbotsford	6.5	6.7
Barrie	3.4	1.7
Brantford	3.7	1.8
Calgary	3.6	1.9
Edmonton	4.2	3.3
Gatineau	2.5	2.2
Greater Sudbury	3.0	2.8
Guelph	3.4	1.1
Halifax	2.6	2.4
Hamilton	3.7	3.4
Kelowna	3.5	3.0
Kingston	1.0	1.1
Kitchener-Cambridge-Waterloo	2.6	1.7
London	5.0	3.8
Moncton	4.2	4.3
Montréal	2.7	2.5
Oshawa	3.0	1.8
Ottawa	1.6	1.4
Peterborough	4.1	3.5
Québec	1.0	1.6
Regina	1.0	0.6
Saguenay	1.8	1.4
Saint John	5.1	5.9
Saskatoon	2.6	2.6
Sherbrooke	4.6	4.7
St. Catharines-Niagara	4.4	3.2
St. John's	1.1	1.3
Thunder Bay	2.2	1.7
Toronto	2.1	1.4
Trois-Rivières	3.9	3.9
Vancouver	1.9	1.4
Victoria	1.5	2.1
Windsor	10.9	8.1
Winnipeg	0.8	1.1
Total	**2.6**	**2.2**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Barrie CMA
N
Springwater
Barrie
Innisfil
Lake Simcoe
HIGHWAY 26
HIGHWAY 11
HIGHWAY 12
HIGHWAY 400
HIGHWAY 89
ZONES
01 - Barrie CMA
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 1.5 3 6 9
Km

RMS ZONE DESCRIPTIONS - BARRIE CMA	
Zone 1	Comprised of Barrie City, Innisfil Town and Springwater Township.
Zone 1	**Barrie CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Winnipeg, Vancouver, and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Winnipg, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA	6.8 c	13.0 c	3.7 a	1.2 a	2.9 a	1.3 a	4.7 d	0.0 c	3.4 a	1.7 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA	687 a	681 a	851 a	884 a	968 a	1,001 a	1,164 a	1,126 a	930 a	958 a

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1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA	110	109	1,017	1,025	1,944	1,943	213	220	3,284	3,297

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA	6.8 c	14.7 c	6.0 a	2.6 a	5.6 a	3.2 b	6.4 c	1.3 a	5.8 a	3.4 b

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Barrie CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Barrie CMA	++	1.2 a	++	3.0 c	++	3.8 c	2.0 c	0.7 b	0.7 a	2.8 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Barrie CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA										
Pre 1940	0.0 d	**	4.9 d	1.5 d	**	0.0 c	25.0 a	**	7.5 c	2.9 c
1940 - 1959	**	0.0 a	3.6 d	**	1.3 a	3.6 d	**	**	2.0 b	2.5 c
1960 - 1974	**	3.7 a	0.8 a	0.8 a	2.7 b	0.7 a	**	**	2.4 b	0.8 a
1975 - 1989	10.5 a	**	5.4 a	1.9 b	2.7 a	1.3 a	2.0 a	**	3.7 a	2.4 c
1990+	n/u	**	13.1 c	0.0 a	3.9 d	0.6 b	**	**	5.2 d	0.5 b
Total	6.8 c	13.0 d	3.7 a	1.2 a	2.9 a	1.3 a	4.7 d	0.0 c	3.4 a	1.7 b

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Barrie CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA										
Pre 1940	666 b	633 a	741 a	769 a	855 a	880 a	1,094 a	**	790 a	792 a
1940 - 1959	**	635 a	778 a	804 a	917 a	932 a	**	1,057 a	870 a	892 a
1960 - 1974	730 a	747 a	878 a	935 a	974 a	1,010 a	1,119 b	1,048 a	940 a	981 a
1975 - 1989	681 a	679 a	877 a	886 a	1,012 a	1,034 a	1,209 a	1,208 a	970 a	979 a
1990+	n/u	**	828 a	829 a	924 a	1,009 a	**	**	904 a	976 a
Total	687 a	681 a	851 a	884 a	968 a	1,001 a	1,164 a	1,126 a	930 a	958 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Barrie CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA										
3 to 5 Units	0.0 d	**	4.8 d	1.9 c	**	4.2 c	**	0.0 d	5.7 c	3.0 d
6 to 19 Units	**	13.8 d	6.0 c	2.8 c	3.0 c	2.2 c	8.0 a	0.0 a	4.4 b	2.7 b
20 to 49 Units	5.7 a	18.9 a	4.7 a	0.6 a	2.2 a	0.7 b	**	**	3.5 a	**
50 to 99 Units	0.0 a	0.0 a	1.9 a	0.7 b	4.6 a	1.3 a	6.7 a	0.0 a	3.7 a	1.0 a
100+ Units	0.0 a	0.0 a	2.3 a	0.8 a	1.5 a	0.0 a	**	**	1.7 a	0.3 a
Total	6.8 c	13.0 c	3.7 a	1.2 a	2.9 a	1.3 a	4.7 d	0.0 a	3.4 a	1.7 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Loyer moyen ($) des appartements d'initiative privée selon la taille de l'immeuble et le nombre de chambres RMR de Barrie

Taille	Studios		1 chambre		2 chambres		3 chambres +		Tous les log.	
	oct.10	oct.11	oct.10	oct.11	oct.10	oct.11	oct.10	oct.11	oct.10	oct.11
Barrie (RMR)										
3 à 5 unités	648 b	625 a	743 a	752 a	852 a	878 a	1 038 a	1 037 a	805 a	820 a
6 à 19 unités	616 b	624 a	772 a	783 a	889 a	922 a	958 a	930 a	850 a	874 a
20 à 49 unités	701 a	705 a	850 a	875 a	987 a	1 020 a	1 093 a	1 018 a	916 a	944 a
50 à 99 unités	716 a	715 a	840 a	859 a	971 a	1 003 a	1 118 a	1 123 a	932 a	955 a
100 unités et +	796 a	801 a	946 a	1 018 a	1 055 a	1 097 a	**	**	1 034 a	1 083 a
Tous les immeubles	687 a	681 a	851 a	884 a	968 a	1 001 a	1 164 a	1 126 a	930 a	958 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Barrie CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA	5.7 c	3.0 d	4.4 b	2.7 b	3.5 a	**	3.7 a	1.0 a	1.7 a	0.3 a

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Barrie CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA										
LT $600	**	**	**	**	**	**	n/s	n/s	**	**
$600 - $699	7.1 c	**	**	**	**	**	n/s	n/s	12.8 d	**
$700 - $799	**	**	2.5 c	1.8 c	**	**	n/s	n/s	3.3 d	3.7 c
$800 - $899	0.0 a	**	3.1 c	0.9 a	3.2 d	**	**	**	3.1 c	1.2 a
$900 - $999	n/s	n/s	3.5 b	0.0 d	3.5 b	1.9 c	**	**	3.6 b	1.3 a
$1000+	n/s	n/s	6.9 c	1.6 a	3.5 b	0.5 a	6.0 b	0.0 d	4.2 a	0.6 a
Total	6.8 c	13.0 d	3.7 a	1.2 a	2.9 a	1.3 a	4.7 d	0.0 c	3.4 a	1.7 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA	**	n/s	**	n/s	4.1 d	**	0.6 a	3.3 d	2.0 a	3.2 d

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA	**	n/s	**	n/s	835 c	835 b	1,095 a	1,118 a	1,054 b	1,072 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA	4	4	28	28	117	117	296	296	445	445

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA	**	n/s	**	n/s	8.1 c	**	2.6 a	4.6 d	5.0 a	4.2 d

The following letter codes are used to indicate the reliability of the estimates:
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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Barrie CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Barrie CMA	n/s	n/s	n/s	n/s	++	++	++	++	++	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA	8.4 c	13.0 d	3.7 a	1.2 a	3.0 a	1.3 a	2.2 a	2.1 c	3.2 a	1.8 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA	690 a	681 a	851 a	884 a	965 a	995 a	1,120 a	1,120 a	942 a	971 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA	114	113	1,045	1,053	2,061	2,060	509	516	3,729	3,742

The following letter codes are used to indicate the reliability of the estimates:
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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Barrie CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA	9.4 c	14.7 c	6.2 a	2.6 a	5.7 a	3.1 b	4.1 b	3.6 c	5.7 a	3.5 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Barrie CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Barrie CMA	++	1.2 a	++	3.0 d	++	2.9 b	1.6 c	0.8 d	0.7 a	2.6 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Barrie CMA - October 2011

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Barrie CMA										
Single Detached	**	n/s	691 d	**	939 c	986 c	1,210 b	1,237 b	1,167 b	1,187 b
Semi detached, Row and Duplex	n/s	n/s	**	**	937 b	1,089 d	1,135 b	1,237 a	1,056 b	1,170 b
Other-Primarily Accessory Suites	n/s	n/s	759 b	817 c	993 c	941 c	**	**	904 c	920 b
Total	**	n/s	773 b	**	950 b	1,043 c	1,165 a	1,225 a	1,081 a	1,138 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Barrie CMA - October 2011

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-10	Oct-11
Barrie CMA		
Single Detached	2,244 a	2,286 a
Semi detached, Row and Duplex	3,138 b	2,830 b
Other-Primarily Accessory Suites	**	**
Total	6,136	6,217

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montréal, Ottawa, Québec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A centre's median income is divided by the level of income required for a household to rent a median priced two-bedroom apartment using 30 per cent of income. The result is then multiplied by 100. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. For years for which the median income is not available, CMHC has developed forecasts.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2009. CMHC has developed forecasts of median renter household income for 2010 and 2011. It should be noted that nominal values for both median rent and median incomes have been used to calculate the rental affordability indicator.

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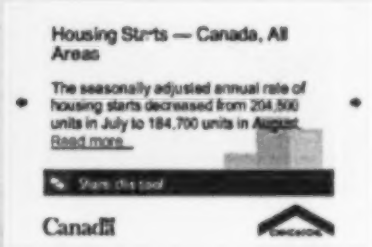
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